



Petition Number: 1208-DP-08 & 1208-SIT-05 & 1208-SPP-03

Subject Site Address: Located at the northeast corner of 156th and Ditch Road

Petitioner: James K. Shinnenman, Weihe Engineers, Inc.

Representative: Kirk E. Grable, Barnes and Thornburg LLP

Request: Weihe Engineers, Inc. requests a Development Plan, Site Review, and Primary Plat Review for a new church building on approximately 9.44 acres in the Centennial North PUD.

Current Zoning: Centennial North PUD
Underlying Zoning is SF-3

Current Land Use: Vacant

Approximate Acreage: Approximately 9.4 acres

Zoning History: Centennial North PUD (Ord. 11-33)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans
4. Elevation Renderings

Staff Reviewer: Ryan Clark

Procedural

- Requests for Development Plan Review, Site Review, and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the August 6, 2012 Advisory Plan Commission (the "APC") meeting.
 - Notice of the August 6, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Project Location

The subject property is approximately 9.4 acres in size and is located on the northeast corner of 156th and Ditch Road (the "Property"). The Property is bound by Ditch Road to the west, agricultural property (Zoned PUD) to the north and east, and 156th Street to the south.

Project Description

The proposed development is for the platting, development plan, and site plan review for a new church building on approximately 9.4 acres within the existing Centennial North PUD (the "Project"). The proposed church building is approximately 12,365 square feet and includes two phases for future expansion. The buildings primary building materials are brick and cement board siding.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location– COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date – COMPLIANT
 - Land use adjacent to proposed subdivision and owners names
 - Petitioner is working with Westfield Economic and Community Development Department to ensure compliance
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
 - Easements - locations, widths and purposes - COMPLIANT
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Petitioner is working with Westfield Public Works Department to ensure compliance



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 06, 2012

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Exhibit 1

- Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –COMPLIANT.
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - Petitioner is working with Westfield Public Works Department to ensure compliance
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - Petitioner is working with Westfield Economic and Community Development Department to ensure compliance
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - Petitioner is working with Westfield Public Works Department to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - Petitioner is working with the Hamilton County Surveyors Office to ensure compliance
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

A. Zoning District Standards: Centennial North PUD Standards (Ord. 11-33)

Section 4 Development Standards:



4.1 General Regulations

- B. Maximum Building Height for a Church shall be forty-five (45) feet - COMPLIANT
- C. Church steeples, spires or bell towers shall be permitted to exceed the maximum Building Height – COMPLIANT
- D. The minimum setback lines for a Church from a road-right-of-way shall be one hundred (100) feet and for any side or rear yard of a Church shall be fifty (50) feet –
 - Petitioner is working with the Westfield Public Works Department to ensure compliance.

4.2 Off-Street Loading and Parking (use WC 16.04.120)

- E. Required Spaces – One parking space for each three seats (~370 seats) 124 spaces provided – Compliant

4.3 Landscaping and Screening

- F. Road Frontage Standards: Trees along perimeter roads shall not be required along detention pond or within gas line easement. – COMPLIANT
- G. Buffer Yard Requirements: No landscape buffer requirements for detention ponds that are adjacent to perimeter of Real Estate; internal to District along an institutional use's property line congruent with common area or open space of the residential subdivision; within the gas line easement. – COMPLIANT
 - a. 156th St- none required per detention pond
 - b. Ditch Rd- Type "B" Buffer
- H. Type B Buffer: The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.
 - a. Ditch Rd – 410 linear feet/ shade (8) or evergreen trees (12- 60%) - COMPLIANT
- I. Plantings required to be in this buffer shall be credited toward on-site requirements

Open Space Standards

- J. An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the Perimeter Road rights-of-way adjacent to the real estate.
 - Petitioner is working with Westfield Community Development Department to ensure compliance.



2. An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the District's Open Space from 156th St to 161st St, as generally illustrated on the Open Space Concept Plan.
 - Petitioner is working with Westfield Community Development Department to ensure compliance.
3. Compliance with all applicable development standards of the zoning district in which real estate is located. – COMPLIANT

WC 16.04.165 D Development Plan Review

1. Zoning District Standards

a. Single Family 3 (SF-3), WC 16.04.060, E

E1-E8. Applied through Centennial North PUD Ordinance, See Section 4.1

2. Overlay District Standards

3. Subdivision Control Ordinance – See "Primary Plat Review" [Page 2]

4. Development Plan Review (WC 16.04.165)

1. Any development for a use other than a Single Family Subdivision Development Use in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; -Petitioner is working with the Westfield Public Works Department to ensure compliance.
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - Petitioner is working with Westfield Public Works Department to ensure compliance.
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All



sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - COMPLIANT

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – **See Sections 4.3(D,E,F,G)**
 - 1. Road Frontage Standards
 - a. 156th St- (See section 4.3 F)
 - b. Ditch Rd- at least one shade tree per forty (40) linear feet
 - i. 410 linear feet/11 shade trees required- COMPLIANT
 - 2. On-Site Standards
 - a. Institutional Uses
 - i. Shade Trees: 2 per acre/20 required – COMPLIANT
 - ii. Ornamental Trees: 3 per acre/30 required – COMPLIANT
 - iii. Shrubs: 10 per acre/100 required - COMPLIANT
 - 3. Buffer Yards Requirements
 - a. 156th ST- (see sections 4.3 H)
 - b. Ditch Rd- (see sections 4.3 E)
 - 4. Parking Area Landscaping
 - a. Number of parking spaces(50 or more), Percentage of vehicular use are to be landscaped (10%) – COMPLIANT
 - b. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island- COMPLIANT
- c. Lighting – See WC 16.07 et seq. - COMPLIANT
- d. Signs – See WC 16.08 et seq. -COMPLIANT
- e. Building Orientation. – COMPLIANT
- f. Building Materials. – COMPLIANT

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Existing Suburban Residential". The proposed project for a new church is permitted in the Centennial North PUD and generally complies with intent of "Existing Suburban Residential" policies.

6. Street and Highway Access – Petitioner is working with Westfield Public Works Department to ensure compliance.



7. Street and Highway Capacity - Petitioner is working with Westfield Public Works Department to ensure compliance.
8. Utility Capacity - Petitioner is working with Westfield Public Works Department to ensure compliance.
9. Traffic Circulation Compatibility – Petitioner is working with Westfield Public Works Department to ensure compliance.

Public Policies

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.

Thoroughfare Plan-Feb 2007

The subject property abuts right-of-way on 156th Street to the south and Ditch Road to the west. The Westfield Thoroughfare Plan roadway classification map identifies 156th Street as a Collector and Ditch Road as a Secondary Arterial. The recommended right-of-way for a Collector is fifty (50) foot half right-of-way, and the recommendation for a Secondary Arterial is sixty (60) foot half right-of-way. The right-of-way dedication and subsequent infrastructure improvements required to meet the recommendations of the Thoroughfare Plan will be made during the secondary platting stage.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The submitted plans depict an eight (8) foot perimeter path along and 156th and Ditch Road. The plans also show a trail inside the Marathon Pipeline easement that is consistent with Centennial North Open Space Concept Plan.

Water & Sewer System-Aug 2005

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of 161st Street. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of 156th Street.

Annexation

The subject property is within the corporate boundary of the City of Westfield.



Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark @ 317-674-6599 or rclark@westfield.in.gov.